

P.O.A.D.P.
REVISION No. 268C
SEE SHEET 2 OF 2

USE	AREA SUMMARY	ACREAGE	NO. OF UNITS	NOTE
SF (SINGLE FAMILY)		599.439 ACRES	2385	5.0 UNITS/ACRE OR LESS
MF (MULTIFAMILY)		437.245 ACRES	6640	5.1 UNITS/ACRE OR MORE
BUS (BUSINESS)		296.162 ACRES		
COM (COMMERCIAL)		324.789 ACRES		
SCHOOL		34.656 ACRES		
SU (SPECIAL USE)		21.467 ACRES		
MISCELLANEOUS		1.297 ACRES		
STREETS		133.643 ACRES		
TOTAL		1848.676 ACRES		

- NOTES :
- Water Service will be provided by Encino Park Municipal Utility District as per agreement between Denton Utilities, Inc. and the City Water Board.
 - Sewer Service will be provided by Encino Park Municipal Utility District as per agreement with the City of San Antonio, with ultimate treatment provided by the City of San Antonio.
 - This development will be completed in approximately 10 years.
 - The area being developed is situated outside the city limits and is not zoned.
 - Phase I construction will consist of Encino Blvd. from US 281 to Bulverde, Encino Rio from Encino Blvd. south, and 74' loop street from Encino Blvd. to Encino Rio.
 - Land uses shown on this drawing are intended solely for the use of the developer and the City of San Antonio in determining: (1) road and thoroughfare designations, and/or projections of traffic flows and (2) estimates of anticipated domestic water usage and/or sewerage requirements. No other party shall have any justification for relying upon the designation of land uses set forth.

PRELIMINARY OVERALL DEVELOPMENT PLAN FOR ENCINO PARK

Approved

030359

DEVELOPER
SRC, INC.
MIKE GULLEY, TRUSTEE
700 N. ST. MARYS, SUITE 750
SAN ANTONIO, TEXAS

VICKREY AND ASSOCIATES, P.C.
7334 BLANCO ROAD, SUITE 100
SAN ANTONIO, TEXAS

REVISED: 10/08/2000
BY DATE: PAMELA GULLEY
SEPTEMBER 10, 2000
VRP# 03-06-074



City of San Antonio

New

RECEIVED

Vested Rights Permit APPLICATION

RECEIVED

03 JUN -9 PM 3:17

03 JUN -9 PM 3:39

LAND DEVELOPMENT
SERVICES DIVISION

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: #

03-06-074

Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: MB Acquisition Company, Inc. Phone: (210) 349-7711 Fax: (210) 349-7710

Address: 8000 IH-10 WEST, Suite 200, SAN ANTONIO, TX Zip code: 78230

Engineer/Surveyor: PAPE-DAWSON ENGINEERS Phone: (210) 375-9000 Fax: (210) 375-9010

Address: 555 EAST RAMSEY, SAN ANTONIO, TX Zip code: 78216

1. Name of Project: EVANS / BULVERDE (SWC)
2. Site location or address of Project: SOUTHWEST CORNER OF INTERSECTION OF BULVERDE AND EVANS ROAD.

3. Council District 9 ETJ No Over Edward's Aquifer Recharge? ☒ yes () no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

COMMERCIAL / RETAILS

5. What is the date the applicant claims rights vested for this Project? 11/13/1984

6. What, if any, construction or related actions have taken place on the property since that date?

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

- PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

- MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: ENCINO PARK # 268

Date accepted: Nov. 13th, 1984 Expiration Date: N/A MDP Size: 1848.878 acres

- P.U.D. PLAN

Name: N/A # _____

Date accepted: _____

- Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

- Approved Plat

Plat Name: ENCINO PARK SUBDIVISION, Unit-21 Plat # N/A Acreage: 21.113 Approval

Date: N/A Plat recording Date: 12-Dec-85 Expiration Date: N/A Vol./Pg. 9512/18-21

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- Other

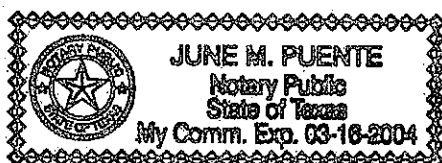
N/A

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: SONG TAN Signature: [Signature] Date: 6/3/03

Sworn to and subscribed before me by SONG TAN on this 6 day of JUNE in the year 2003, to certify which witness my hand and seal of office.



TRANSMITTAL



RECEIVED

To: City of San Antonio Planning Department **Date:** 06/09/03

Attn: Michelle Gonzales

1901 S. Alamo

San Antonio, TX 78205

Re: Evans / Bulverde (SWC)

LAND DEVELOPMENT
SERVICES DIVISION

QUANTITY	DESCRIPTION
1	Vested Right Permit Application
1	Check for Vested Right Permit Application Fee (Check # 1136 for \$160.00)
2	Approved Plat
2	Master Development Plan

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

For Vested Right Permit. Thank you.

From: Sam Jeitani
For David Martinez

Project No.: 5781-01

cc: File

03 JUN 10 AM 8:15
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com